

**MINUTES OF MEETING
MEADOW POINTE II
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, June 7, 2017 at 6:30 p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida.

Present and constituting a quorum were:

Mike Cline	Chairman
Dana Sanchez	Vice Chairman
Glen Aleo	Assistant Secretary
James Bovis	Assistant Secretary
John Picarelli (via phone)	Assistant Secretary

Also present were:

Bob Nanni	District Manager
Andy Cohen (via phone)	District Counsel
Brad Foran	District Engineer
Sheila Diaz	Operations Manager
Deed Restriction Coordinator	
Residents	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cline called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Cline called the roll; a quorum was established.

On MOTION by Mr. Aleo seconded by Ms. Sanchez to authorize Mr. Picarelli to participate in the meeting telephonically and to vote.

On VOICE VOTE with Ms. Sanchez, Mr. Aleo and Mr. Cline voting AYE authorizing Mr. Picarelli to participate in the meeting telephonically and to vote. 3-0.

THIRD ORDER OF BUSINESS

**Pledge of Allegiance/Moment of Silence
for our Fallen Service Members and First
Responders**

The Pledge of Allegiance was recited; a moment of silence was observed.

Mr. Bovis joined the meeting.

FOURTH ORDER OF BUSINESS

Additions or Corrections to the Agenda

None.

FIFTH ORDER OF BUSINESS

Audience Comments

Audience comments were received.

- Inquiry regarding tree removal – stump grinding.

SIXTH ORDER OF BUSINESS

Finalize Proposed Trim Budget FY 2018

**A. Distribution of the Proposed Budget for Fiscal Year 2018 and Consideration of
Resolution 2017-7 Approving the Budget and Setting the Public Hearing**

Mr. Nanni presented the Proposed Budget for Fiscal Year 2018 and requested consideration of Resolution 2017-7, approving the budget and setting the public hearing.

On MOTION by Ms. Sanchez seconded by Mr. Aleo to accept the Proposed Budget for FY 2018, Version 8 printed 05/25/17.

Discussion followed on version 8 of the proposed budget.

On VOICE VOTE with Ms. Sanchez, Mr. Aleo, Mr. Bovis, Mr. Picarelli and Mr. Cline voting AYE the Proposed Budget for FY 2018, Version 8 printed 05/25/17 was accepted. 5-0

On MOTION by Ms. Sanchez seconded by Mr. Bovis to adopt Resolution 2017-7 Approving the FY 2018 Proposed Budget and Setting the Public Hearing for August 16, 2017 at 6:30 p.m.

On VOICE VOTE with Ms. Sanchez, Mr. Aleo, Mr. Bovis, Mr. Picarelli and Mr. Cline voting AYE Resolution 2017-7 Approving the FY 2018 Proposed Budget and Setting the Public Hearing for August 16, 2017 at 6:30 p.m. was adopted. 5-0

NINTH ORDER OF BUSINESS

Non-Staff Reports

A. Sheriff’s Department

None.

B. Residents Council

The Spring Fling was a huge success. The next scheduled event is the Immunization Clinic in September followed by the Halloween Party in October.

TENTH ORDER OF BUSINESS

Consent Agenda

A. Deed Restrictions/DRVC

DRVC Case #2017-97 through 2017-105 were presented for consideration.

On MOTION by Ms. Sanchez seconded by Mr. Aleo to accept the Consent Agenda.

Discussion followed.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Picarelli, Mr. Aleo and Mr. Cline voting AYE the Consent Agenda was accepted. 5-0.

EIGHTH ORDER OF BUSINESS

District Engineer

If the Board were to decide to pursue a bond for improvements, Mr. Foran provided information on estimates for milling and resurfacing all of the roads in all of the communities within Meadow Pointe II. The preliminary estimate to remove and replace the asphalt on all District roadways would be \$3.5 million.

Mr. Cohen joined the meeting telephonically.

SEVENTH ORDER OF BUSINESS

District Counsel

B. Anand Vihar

Mr. Cohen noted the approved Proposed FY 2018 Budget, version 8 is based on a one time contribution from the Anand Vihar developer. The original assessments were based on 330 units; the developer re-platted the property down to 291 units which resulted in a budget shortfall of \$32,081.19. A one-time payment was made by the developer via check in the amount of \$32,081.19 to cover the FY 2018 shortfall.

A. MP II License Agreement with Pasco County

A License Agreement with Pasco County to remove trees was prepared following discussions with the County regarding the sidewalks. The County looked at the situation affecting the District’s wall and agreed to removal of 68 trees at their cost. A license agreement was submitted to the County for review and they returned the agreement with several changes. The agreement and the changes were discussed. There is no provision or mention of tree replacement in the agreement; a follow up inquiry can be made.

On MOTION by Mr. Bovis seconded by Mr. Aleo to designate authority to the Chairman to execute the License Agreement with Pasco County.

Discussion followed and it was noted all the oak trees will be removed along County Line Road; it is unknown if the County will replace them.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Picarelli, Mr. Aleo and Mr. Cline voting AYE to designate authority to the Chairman to execute the License Agreement with Pasco County. 5-0.

Sidewalks in Deer Run and Morningside

After a meeting with the County regarding the sidewalks in Deer Run and Morningside, both the District and the County obtained estimates to complete the repairs. The County estimate for the work is \$19,833; the District estimated for the work is \$37,125.

The District estimates are \$17,292 higher than the County’s estimates primarily because the District proposes to replace concrete and the County proposes to grind the concrete.

The options on how to proceed are as follows:

- Option 1. Authorize the County to proceed with the work.**
 - Earliest they could schedule the work is October 2018.
 - The County will not accept liability.
 - The District does not control the process/standards for the repairs.
- Option 2. District proceeds with the work.**
 - Still no ownership determination.
- Option 3. County Quit Claim Deed those areas to the District.**
 - District does the work and takes on the responsibility for those sidewalks going forward into the future.
- Option 4. County proceeds with the work then Quit Claim Deeds those areas to the District takes care of them into the future.**

Option 5. No action; continue with the litigation process to have the Court determine ownership.

Discussion followed on the listed options; District Counsel will discuss Option 3 with the County.

Clubhouse Rules Revision

In order for the Board to make revisions to the Clubhouse Rules, the Rule Making Process would need to be followed which includes legal notifications and a public hearing.

Updates:

- MPII is awaiting a conceptual work plan for sharing the Sheriff’s Deputies.
- The pursuit of information regarding new bonds seems to be currently stagnant.

District Counsel disconnected telephonically.

EIGHTH ORDER OF BUSINESS

District Engineer (continued)

Discussion continued on capital improvement plans and consideration of the roadways. The County believes the roads belong to the District; they were never recorded by deed and there is no record of the County accepting them.

District Engineer left the meeting.

ELEVENTH ORDER OF BUSINESS

Reports

A. Architectural Review

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendations</u>
2017-95	Morningside	29948 Morningmist	Prior installed roof	Approve
2017-96	Iverson	30648 Burleigh	New roof	Approve
2017-97	Wrencrest	30904 Burleigh	New roof	Approve
2017-98	Wrencrest	30846 Wooley	Paint home	Approve
2017-99	Morningside	29742 Morwen	Prior installed roof	Approve
2017-100	Wrencrest	30900 Burleigh	Prior installed roof	Approve
2017-101	Wrencrest	30604 Tremont	Prior Installed roof	Approve
2017-102	Iverson	30706 Burleigh	New roof	Approve
2017-103	Wrencrest	30921 Burleigh	Prior installed roof	Approve
2017-104	Wrencrest	30644 Tremont	New roof	Approve
2017-105	Morningside	29705 Morwen	Prior installed roof	Approve
2017-106	Manor Isle	1434 Highwood	Pool Enclosure	Approve
2017-107	Wrencrest	30706 Wrencrest	Paint home	Approve
2017-108	Wrencrest	30713 Tremont	Paint home	Approve
2017-109	Deer Run	29708 Forest Glen	Partial roof replacement	Deny
2017-110	Deer Run	29633 Allegro	New roof	Approve
2017-111	Wrencrest	1948 Blanchard	Paint home	Approve
2017-112	Iverson	1435 Baythorn	New roof	Approve

On MOTION by Mr. Bovis seconded by Ms. Sanchez to accept the Architectural Review Recommendations for Case #2017-95 thru #2017-112 as presented and modified.

On VOICE VOTE with Mr. Bovis, Mr. Aleo, Ms. Sanchez, Mr. Picarelli, and Mr. Cline voting AYE the Architectural Review Recommendations for Case #2017-95 thru #2017-112 were approved as noted. 5-0

B. Operations Manager

Ms. Diaz reviewed the June 6, 2017 Operations Manager’s Report highlighting the following items:

- LED lighting for the basketball court has been ordered.
- TECO rebate information has been provided.
- Covina Key HOA President inquired when the parking lot in Covina Key will be sealed.
 - The District is awaiting resolution to the bond issue.
- The June Newsletter is online and copies are available in the Clubhouse; they were not hand delivered this month.
- Two requests were received for summer camps:
 - Soccer Shop Clinic for ages 2-5. A fee will be charged; request use of soccer field 1 night per week – 4:30 p.m. to 6:00 p.m.
 - Bricks for Kids – building with Legos. Request use of one room in the Clubhouse M-F 9 a.m. to 4 p.m.

An informal vote was taken to determine consensus regarding use of the facilities by Soccer Shop Clinic and Bricks for Kids. Both requests were approved.

- The last inspection by OLM of LMP resulted in a score of 91%.

TWELFTH ORDER OF BUSINESS

Audience Comments

Audience comments were received:

Wrencrest:

- FY 2018 budget
- Security cameras
- Gates
- Middle school parents are dropping students off outside the gates; this results in the grass being torn up.

Lettingwell:

- Trees being removed will be a loss
- Sidewalk repair

Glenham:

- Trees being removed will be a loss
- \$5.00 guest pass fee
- Concern regarding use of the soccer field on Fridays

THIRTEENTH ORDER OF BUSINESS

Supervisor Comments

Mr. Aleo:

- Follow up with MPII regarding a joint meeting.

Ms. Sanchez:

- Will not be in attendance at the next meeting.

Mr. Picarelli:

- A joint agreement with MPIII to share the deputies may have been previously drawn up.

Mr. Cline:

- Will not be in attendance at the July meetings.

FOURTEENTH ORDER OF BUSINESS

Adjourn the Regular Meeting and Proceed to a Workshop

Mr. Cline requested a motion to adjourn the meeting and proceed to a workshop.

On MOTION by Ms. Sanchez seconded by Mr. Bovis with all in favor to adjourn the regular meeting and to proceed to a workshop.
5-0

DANA SANCHEZ
Vice - Chairman

Dana Sanchez
~~Michael Cline~~

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Mike Cline Chairman Dana Sanchez Vice Chairman Glen Aleo
Assistant, Secretary James Bovis Assistant Secretary John
Picarelli (via phone) Assistant Secretary

Also present were:

Bob Nanni District Manager Andy Cohen (via phone) District Counsel Brad Foran District
Engineer Sheila Diaz Operations Manager Deed Restriction Coordinator
Residents

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS Call to Order Mr. Cline called the meeting to order.

SECOND ORDER OF BUSINESS Roll Call Mr. Cline called the roll; a quorum was established.

On MOTION by Mr. Aleo seconded by Ms. Sanchez to authorize Mr. Picarelli to participate in the meeting telephonically and to vote.

On VOICE VOTE with Ms. Sanchez, Mr. Aleo and Mr. Cline voting AYE authorizing Mr. Picarelli to participate in the meeting telephonically and to vote. 3-0.

Approved

June 7, 2017 Meadow Pointe II CDD

THIRD ORDER OF BUSINESS Pledge of Allegiance/Moment of Silence for our Fallen Service Members and First Responders

The Pledge of Allegiance was recited; a moment of silence was observed.

Mr. Bovis joined the meeting.

FOURTH ORDER OF BUSINESS Additions or Corrections to the Agenda None.

FIFTH ORDER OF BUSINESS Audience Comments Audience comments were received.

- Inquiry regarding tree removal - stump grinding.

SIXTH ORDER OF BUSINESS Finalize Proposed Trim Budget FY 2018 A. Distribution of the Proposed Budget for Fiscal Year 2018 and Consideration of Resolution 2017-7 Approving the Budget and Setting the Public Hearing

Mr. Nanni presented the Proposed Budget for Fiscal Year 2018 and requested consideration of Resolution 2017-7, approving the budget and setting the public hearing.

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2 Approved

June 7, 2017

NINTH ORDER OF BUSINESS A. Sheriff's **Department** None.

Meadow Pointe II CDD

Non-Staff Reports

B. Residents Council

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TENTH ORDER OF BUSINESS

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Consent Agenda

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EIGHTH ORDER OF BUSINESS **District Engineer**

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SEVENTH **ORDER OF BUSINESS District Counsel B. Anand**

Vihar

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June 7, 2017

Meadow Pointe II CDD

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4 Approved

June 7, 2017 Meadow Pointe II CDD

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5 Approved

June 7, 2017

Meadow Pointe II CDD

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TWELFTH ORDER OF BUSINESS Audience Comments Audience comments

were received:

Wrencrest: • FY

2018 budget •

Security cameras •

Gates

- Middle school parents are dropping students off outside the gates; this results in the grass being torn up.

Lettingwell: • Trees being removed

will be a loss • Sidewalk repair

Glenham: • Trees being removed will

be a loss • \$5.00 guest pass fee

- Concern regarding use of the soccer field on Fridays

6 Approved

June 7, 2017 Meadow Pointe II CDD

THIRTEENTH ORDER OF BUSINESS Supervisor Comments

Mr. Aleo:

- Follow up with MPII regarding a joint meeting.

Ms. Sanchez:

- Will not be in attendance at the next meeting.

Mr. Picarelli:

- A joint agreement with MPIII to share the deputies may have been previously drawn up.

Mr. Cline:

- Will not be in attendance at the July meetings.

FOURTEENTH ORDER OF BUSINESS Adjourn the Regular Meeting and Proceed to a Workshop

Mr. Cline requested a motion to adjourn the meeting and proceed to a workshop.

On MOTION by Ms. **Sanchez seconded** by Mr. **Bovis with all in** favor to adjourn **the regular meeting and to proceed to a workshop. 5-0**

V% C ,e - Chairman

7 Approved